

MINUTES OF THE MEETING OF THE BOARD OF SELECTMEN

October 6, 2016

The meeting of the Board of Selectmen was called to order at 7:00 pm in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Members Present

First Selectman, Michael J. Freda

Second Selectman, Timothy M. Doheny

Third Selectman, Sally J. Buemi

Mr. Freda welcomed everyone to the meeting. He introduced himself and second selectman, Timothy Doheny and third selectman, Sally Buemi. Mr. Freda asked everyone to join him in reciting the Pledge of Allegiance.

There being no public comment relative to the agenda, Miss Buemi motioned and Mr. Doheny seconded the approval of the minutes of the Board of Selectmen's Meeting of September 1, 2016.

Vote: Freda –Yes, Doheny –Yes, Buemi – Yes

Mr. Freda then provided a brief recap of the 9-11 Commemoration Ceremony and thanked everyone involved including Sally Buemi and Valerie Goodkin. Mr. Raymond Fowler asked to approach the Board and then came forward to thank both Miss Buemi and Valerie Goodkin for their involvement and presented each with a commemorative Military Special Operations limited edition 9-11 keepsake coin.

Mr. Freda then proceeded with an update on the massive project for the Pratt & Whitney site that he has been working on. He stated that it has passed the regulatory processes in Town. He provided some details on the project including physical space and parking. He noted that if it comes to fruition, it will be one of the largest job creators in the State in recent years. He discussed the estimated range of taxable revenue to the Town. He discussed the estimated construction value and the potential building fees. He noted that the end user has asked for an amendment to our existing building permit fee ordinance to include a reduction of up to 50%. Mr. Freda explained that we would still be getting double our annual building permit fees, even with the reduction. He added that with each year that passes the taxes would increase based on the tax phase in ordinance providing incremental revenue. Mr. Freda explained he is working with the town attorney to finalize an amendment that would provide a reduction in the building fees. We would then call a special BOS meeting and follow that with a special town meeting for the purpose of addressing the approval of this amendment. With the agreement of the Board, Mr. Freda took questions from the public. Mr. Sherman Katz inquired about the building fees and the new fire inspection fees. Mr. Freda discussed the matter

further. Mr. Michael Nappe asked if there were any anticipated road blocks from the State on the project. Mrs. Mary White asked if the language on the ordinance would indicate that it would be relative to the size of project. Mr. Freda explained it would, and the floor on the project would most likely be \$100,000,000. Mike Nappe asked if Valley Service Road would be part of the project, Mr. Freda stated that it would.

Mr. Freda then provided a few additional updates including a small amount of funding available from our vegetation management program that could be utilized by residents interested in replacing a tree on their property. He also noted that the deadline for applications for inclusion on the new post-Vietnam soldiers' monument is November 11, 2016. He also mentioned that the Town is well underway with LCD street light retrofitting at no cost to the Town.

Miss Buemi had several comments regarding Mr. Freda's Pratt and Whitney discussion. Mr. Freda, Mr. Doheny and Miss Buemi discussed the topic further.

Following their discussion, Miss Buemi motioned and Mr. Doheny seconded the approval of the following resolution:

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes

WHEREAS, pursuant to C.G.S. Sec. 32-763 the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of North Haven make an application to the State for \$200,000 in order to undertake the Brownfield Assessment for 250 Universal Drive and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Selectmen that it is cognizant of the conditions and prerequisites for the state financial assistance imposed by CGS Sec. 32-763 and that the filing of an application for State financial assistance by the Town of North Haven in amount not to exceed \$200,000 is hereby approved and that Michael J. Freda, First Selectman, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of North Haven.

Mr. Doheny motioned and Miss Buemi seconded the approval of the next resolution on the agenda:

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes

RESOLVED, that the Board of Selectmen recommends that the Town of North Haven appropriate \$18,000,000 for renovations to Police Department facilities and

communications equipment upgrades; the project shall include, but not be limited to, internal and external renovations to the existing Police Department buildings located at 8 Linsley Street, repairs and/or replacement of windows, stairs and ramps, removal of hazardous materials, construction of an addition to the existing building, redesign of the site, expansion of parking, addition of parking controls, and the acquisition and installation of communications equipment; the appropriation may be spent for design, demolition and construction costs, equipment, furnishings, materials, land and easement acquisition, site improvements, survey costs, architects' fees, engineering fees, other consultants' fees, legal fees, net temporary interest and other financing costs, and other expenses related to the project; and that the Town issue bonds or notes and temporary notes in an amount not to exceed \$18,000,000 to finance the appropriation.

Miss Buemi entered into discussion regarding the appropriation of the bonding for the PD building renovations and communications system. She expressed that she feels the two projects should be separate on the ballot. She supports both projects, but feels that residents should have the option to vote on them separately. She is concerned that residents may not want to vote for the entire \$18M and may only want the option to approve the communications portion of the bonding. She does not want to see both projects go down. Mr. Freda, Mr. Doheny and the Chief of Police, Thomas McLoughlin discussed the subject further. The Chief explained that even though the projects may be considered separate, for many reasons that he detailed, they feel that they need to be done together.

Miss Buemi motioned and Mr. Doheny motioned the approval of the final resolution on the agenda:

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes

RESOLVED, that the Board of Selectmen hereby designates for submission to the voters at referendum to be held October 25, 2016 between the hours of 6:00 A.M. and 8:00 P.M., in the manner provided by Section 7-7 of the General Statutes, an item for consideration at a Special Town Meeting to be held October 17, 2016: a resolution appropriating \$18,000,000 for renovations to Police Department facilities and communications equipment upgrades and authorizing the issue of bonds or notes and temporary notes in an amount not to exceed \$18,000,000 to finance the appropriation. The Notice of the Special Town Meeting and referendum in the form presented to this meeting is approved. The form of the question to be placed on the paper ballots or voting machines shall be as stated in such Notice.

Voters approving said resolution will vote "Yes" and those opposing said resolution shall vote "No". Electors will vote at the polling places indicated in the Notice. People qualified to vote in the town meetings who are not electors will vote at the polling place indicated in the Notice.

Absentee ballots will be available from the Town Clerk's office.

Following the approval of the resolutions, the Board proceeded with the following

appointments and resignations:

Mr. Doheny motioned and Miss Buemi seconded the resignation of Ralph W. Cook, IV (R) from the Housing Authority term to expire December 31, 2018.

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes

Miss Buemi motioned and Mr. Doheny seconded the resignation of Frank G. Contento, Sr. (D) from the Commission on Aging term to expire December 31, 2016.

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes

Miss Buemi motioned and Mr. Doheny seconded the appointment of Robin D. Wilson(R) 45 Summer Lane to the Community Services Commission to fill the unexpired term of Marc Fasano(R) terminating on December 31, 2016.

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes

Miss Buemi motioned and Mr. Doheny seconded the approval of the following bond releases:

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes

- #P15-29 – 67 Defco Park Road – Ulbrich Stainless Steels – release the entire bond balance in the amount of \$15,000.00.
- #P94-66 – 3359 Dixwell Avenue – Mavis W. Florio – release the entire bond balance in the amount of \$2,500.00.
- #P15-19 – 85 Sackett Point Road – Barnick Realty, LLC – release the entire bond balance in the amount of \$5,000.00.
- #P15-20 – 560 Universal Drive North – Chick-fil-A – release the entire bond balance in the amount of \$5,000.00.

Mr. Doheny motioned and Miss Buemi seconded the following property tax refunds.

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes

- Acar Leasing LTD, 4001 Embarcadero Drive, Arlington, TX 76014, in the amount of \$361.78, and in the amount of \$344.07, and in the amount of \$91.59.
- Bellinger, Margaret, 60 Mountain Brook Road, in the amount of \$41.98.
- Bernardo, Nicholas D, 2R Banton Street, in the amount of \$11.51.
- Brauch, Mary, 382 Site 1 Rd, Ludlow, VT 05149, in the amount of \$37.59.
- Cab East LLC, Ford Credit Personal Property Tax, PO Box 67000, Department 231601, Detroit, MI 48267, in the amount of \$105.00 and in the amount of \$146.80, and in the amount of \$418.94, and in the amount of \$296.55, and in the amount of \$86.64, and in the amount of \$367.16, and in the amount of \$123.65, and in the amount of \$109.65, and \$426.21 and in the amount of \$314.06, and in the amount of \$101.32.
- Calubiran, Lolita, 14 Flintlock Road, in the amount of \$8.98.

- Camera, Vincent, 15 Carina Road, in the amount of \$84.35.
- Cheung, Allan, 369C Washington Avenue, in the amount of \$19.38.
- Ciarleglio, Joseph, 107 Kings Highway, in the amount of \$10.75.
- Classic Mirror and Glass Company, 355 Sackett Point Road #8, in the amount of \$31.75.
- Cocchiaro, Pasquale or Cocchiaro Ann, 520 Pool Road, Apt 413, in the amount of \$58.92.
- Consiglio, Angelina, 32 Coach Drive, in the amount of \$29.62.
- Daimler Trust, 13650 Heritage Pkwy, Fort Worth, TX 76177, in the amount of \$744.14, and in the amount of \$137.45, and in the amount of \$123.68, and in the amount of \$320.57.
- Degregoria, Peter, 14A Roger Avenue in the amount of \$183.35.
- Enterprise FM Trust, 600 Corporate Park Drive, St. Louis, MO 63105, in the amount of \$518.44.
- Farago, John, 30 Whitney Ridge Terrace, in the amount of \$13.83.
- Faulkner, Robert, 3 Virginia Road, in the amount of \$9.52.
- Financial Ser Veh Trust, 5550 Britton Parkway, Hilliard, OH 43026, in the amount of \$300.27, and in the amount of \$456.57, and in the amount of \$500.24, and in the amount of \$274.22.
- Flynn, Kathleen, 1155 Hartford Tpke, in the amount of \$23.02.
- Gandolfi, Joseph, 43 Melillo Circle, in the amount of \$8.09.
- Giamo, Salvatore, 15 Valley Brook Road, in the amount of \$14.84.
- Granata, Lucia, 6 Rose Lane, in the amount of \$72.08.
- Hyundai Lease Titling, 4100 Wildwood Parkway, Atlanta, GA 30339, in the amount of \$443.91.
- Jacques, Lloyd, 1 Westerly Road, in the amount of \$13.25.
- Lee, Jung H, 144 Hill Street, Hamden, CT 06514, in the amount of \$275.16.
- Lee, Sangkyu, 4112 Avalon Haven Drive, in the amount of \$40.33.
- Lew, Jun W, 10 Culver Lane, in the amount of \$10.07.
- Madonick, Paul, 5 Windsor Road, in the amount of \$6.20.
- Martinelli, Matthew, 303 Upper State Street, in the amount of \$30.28.
- MMCA Lease LTD, 6450 Katella Avenue, Cypress, CA 90630, in the amount of \$155.55.
- Moore, Jeffrey, 23 Mountain Brook Road, in the amount of \$29.92.
- Nissan Infiniti LT, PO Box 650214, Dallas, TX 95865, in the amount of \$24.42, and in the amount of \$24.42.
- Pegnataro, Linda, 1298 Hartford Tpke, Unit 3B, in the amount of \$16.85.
- Pelletier, Edward, 174 Rimmon Road, in the amount of \$263.99.
- Pelletier, Michele, 174 Rimmon Road, in the amount of \$54.43.
- Penskie Truck Leasing Co, RT 10 Green Hills, Reading, PA19603, in the amount of \$2,842.18, and in the amount of \$1,168.21.
- Perry, Sonah, 49 Great Meadow Drive, in the amount of \$26.53.
- Petroskey, Barbara Estate of Petroskey, Wayne Executor, 215 Quinnipiac Avenue # 205 in the amount of \$91.59.

- Queralto Inc, 250 State Street, Unit G1, in the amount of \$182.02.
- Rogers, Marion, 165 Clintonville Road A123, in the amount \$72.05.
- Roseamilia, Robert, 27 McArthur Road, in the amount of \$9.28.
- Salomon, Warren, 15 Jones Farm Road, in the amount of \$20.79, and in the amount of \$17.36.
- Shiek, Diana, 88 Frost Drive, in the amount of \$25.24.
- Slattery, Cathleen, 11 Saint John St. Unit C5, in the amount of \$27.78.
- Toyota Lease Trust, 3200 West Ray Road, Chandler, AZ 85226, in the amount of \$213.19.
- USB Leasing LT, 1850 Osborn Avenue, Oshkosh, WI 54902, in the amount of \$120.26, and in the amount of \$261.13.
- Vault Trust, Ally Financial Louisville PPC, PO Box 9001951, Louisville, KY 40290, in the amount of \$258.48, and in the amount of \$110.83, and in the amount of \$341.27, and in the amount of \$506.55, and in the amount of \$201.56, and in the amount of \$431.59.
- Wulle, Vernon, 11 Hidden Pond Road, in the amount of \$11.09.

Mr. Freda stated that the next meeting of the Board of Selectmen is Thursday, November 3, 2016 at 7:00 p.m. in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Mr. Freda then asked for public comment. Mr. Sherman Katz, Sherwood Dr, stated that he disagreed with Miss Buemi regarding separating the projects on the ballot. He feels both projects are important and it doesn't make sense to put a new communications system into a dilapidated building. Miss Buemi and Mr. Katz discussed the subject further. Mr. Katz also questioned the repairs to the Sackett Pt. Road Bridge and the STEAP Grant award for the Central Block Improvements.

Mr. John Heeran, Debra Lane, mentioned that he half agrees with Miss Buemi regarding separation of the ballot questions. He also inquired on the progress regarding the paving. He also commented on the reduction in fees for the P & W project and agrees you need to spend money to make money.

Mary White, Summer Lane, made a clarification and several comments in regard to comments that were made at a previous meeting regarding the senior tax freeze program. She also commented on the POCD and sidewalks at Bailey and Maple and could they be included in the STEAP grant for Central Block. She also mentioned tax relief for disabled residents. Mr. Katz noted that there is already a tax benefit for disabled residents aside from the tax freeze ordinance.

Dave Durant, Culver Lane, questioned the firing range in the PD and lead removal. The Chief replied it has not, but there is a contract signed, and we are waiting for special permits.

Tom White, Summer Lane, commented that Chief McLoughlin and Deputy Chief Mulhern have done an outstanding job on educating the public on the project and feels that it should remain as one project to avoid confusion.

There being no additional public comments, Mr. Doheny motioned to adjourn at 8:35 pm, seconded by Miss Buemi.

Vote: Freda – Yes, Doheny – Yes, Buemi – Yes